

## **CARMEL REDEVELOPMENT COMMISSION Meeting, Wednesday, June 16, 2010**

President Ron Carter called the meeting to order at 6:42 p.m. Commission members Carolyn Anker, Bill Hammer and Jeff Worrell were present, constituting a quorum. Also present were Karl Haas, Les Olds, Don Cleveland and Megan McVicker.

Others present:

Matt Worthley, Mike Lee, Melanie Heck, Mike Anderson, Brandon Bogan, Brandon Weddle, Mary Beth Archer and Bryan Mitchell.

The Pledge of Allegiance was said.

### **Approval of Minutes**

April 21, 2010: Moved for approval by Mr. Worrell, seconded by Ms. Anker and unanimously approved.

April 27, 2010: Moved for approval by Mr. Hammer, seconded by Mr. Worrell and unanimously approved.

May 19, 2010: Moved for approval by Mr. Hammer, seconded by Ms. Anker and unanimously approved.

### **Financial Matters**

Mr. Cleveland announced the May 2010 end of month operating balance for the CRC General Fund is \$4,078,033. Mr. Hammer questioned if the partial payment of \$4,955,709 from TIF revenues had been received. Mr. Cleveland confirmed it had been received. Mr. Hammer questioned the timeline for receipt of the estimated \$2.7 million in TIF revenue from the county. Mr. Cleveland stated his best estimate was late June.

Mr. Cleveland requested the Commission's approval to pay invoices for the CRC General Fund in the amount of \$1,056,959.14. Mr. Hammer moved to approve CRC General Fund claims as submitted. Seconded by Mr. Worrell and passed unanimously.

Mr. Cleveland requested the approval of PAC invoices for regular construction in the amount of \$1,995,393.49. Ms. Anker questioned if any of the included claims were pursuant to damages from the emergency repair to the roof and if any additional claims are expected in the future. Mr. Olds stated his belief from discussions with the construction manager that no additional emergency repair claims should be received unless a currently unknown issue is discovered. Mr. Hammer questioned if the invoice from Bingham McHale, LLC regarding legal fees for the Energy Center was common to include in the PAC construction items. Mr. Olds stated the Energy Center was considered part of the Regional Performing Arts Center and therefore would be included in the PAC construction items. Mr. Olds also stated that currently both the PAC Construction invoices and the General Fund claims are being paid from the CRC General

Fund. Mr. Worrell moved to approve expenditures in the PAC Construction fund in the amount of \$1,995, 393.49. Seconded by Ms. Anker and passed unanimously.

### **Committee Reports**

Mr. Worrell stated the Plan Review and Interior Design Committee met Wednesday, June 9, 2010 to resolve three items. The committee reviewed the sign package from Kiku Obatu and asked Steven Libman to trim the sign package budget from \$1.4 million to \$1 million. Mr. Libman felt he could meet that request without affecting the design or effectiveness of the signage. The Design Committee also approved an upgrade to the Donor Amenity Room at the June 9 meeting in addition to determining the color and type of road pavers that will be used at the Regional Performing Arts Center.

### **Update on Properties**

Mr. Olds opened the floor to questions from the Commissioners regarding properties outlined in the monthly Commissioners' packet. No questions were posed.

Mr. Weddle with REI Construction, Construction Manager for Parcel 7C and the Main Street Patio Project, gave an update and slideshow presentation on the construction progress.

Mr. Carter requested an update on the City Center project. Mr. Olds stated Pedcor had been working to achieve an occupancy permit by June 1, 2010 and is able to begin leasing the apartments at the present time. The garage has been cleared out, sealed and striped with the roadway system for the garage completed. The streetscape portion of the project is underway and is crucial for the opening of retail spaces. Considerable progress has been made on exterior masonry work. Retail spaces are anticipated to become available September 1, 2010.

Mr. Anderson with Shiel Sexton, Construction Manager for the PAC, gave an update and slideshow presentation on the construction progress.

### **Old Town Arts & Design District**

Ms. McVicker announced Clarian North Art of Wine will take place on Saturday, June 19 from 5-10 p.m.

Blu Moon Café opened June 16, 2010 in the Indiana Design Center.

Mr. Carter mentioned the approval of the Clarian North Medical Center title sponsor partnership for the 2010, 2011 and 2012 Arts & Design District event series and expressed his appreciation of Clarian North's partnership.

Mr. Carter announced a restaurant pager system is in place that will allow patrons the ability to visit shops and galleries in the Arts & Design District while waiting for a table at Muldoon's, Bazbeaux Pizza, Woodys Library Restaurant and La Mie Emilie.

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**Old Business**

None at this time.

**New Business**

None at this time.

**Other Business**

None at this time.

**Announcements**

None at this time.

**Adjournment**

Mr. Worrell moved the meeting be adjourned and seconded by Mr. Hammer. The meeting was adjourned at 7:22 p.m.

The next regularly scheduled meeting is Wednesday, July 21, 2010 at 6:30 p.m.